



P.O. Box 352 • 150 S. Bridge St. • Markesan, WI 53946 • P: (920) 398-3031 • F: (920) 398-3991

PLANNING COMMISSION
PUBLIC HEARING & MEETING
Markesan City Hall
October 17, 2019
5:30 PM

AGENDA

Call to Order

Roll Call

Public Hearing: Barbara Kissinger, Application for Conditional Use Permit, 1175 N. Margaret Street; to covert old medical clinic to 24 interior storage units.

- A. Presentation of Petition.
- B. Open Floor For Public Testimony/Clerk-Treasurer's Contacts.
- C. Close Floor.

New Business: Recommendation on the Conditional Use Permit for 1175 N. Margaret Street, Markesan.

Adjournment

A quorum of the Markesan Common Council may be in attendance at this meeting to gather information about a subject over which they have decision making responsibility. Under Wisconsin Open Meeting Law, this may constitute a meeting of the Common Council pursuant to the Badtke Decision, however, the Council will not take action at this meeting.

Any person requiring special assistance to participate in this meeting should contact the Clerk-Treasurer at 398-3031 at least 24 hours prior to the meeting so appropriate accommodations can be made.

Posted: City Hall Markesan State Bank
Post Office ERGO Bank

Dated October 9, 2019
Elizabeth Amend, Clerk-Treasurer

CITY OF MARKESAN
GREEN LAKE COUNTY, WISCONSIN

APPLICATION FOR ZONING CHANGE OR CONDITIONAL USE PERMIT

Application fee of \$250 must be submitted with application. Fees are not refundable.

APPLICANT – Please print:

Name: BARBARA J. KISSINGER
Mailing Address: N3136 LAKE SHORE DR., MARKESAN, WI 53946
Phone number: 920 642-3116

PROPERTY OWNER (if different from Applicant) – Please print:

Name: RONBARB RENTALS LLC
Mailing Address: N3136 LAKE SHORE DR., MARKESAN, WI 53946
Phone number: 920 642-3116

I/We hereby request a hearing before the Plan Commission for:

Check one: ☐ Zoning Change From _____ to _____
☒ Conditional Use Permit Present Zoning District _____

For the following subject property (Physical Address or Legal Description, if no address):

1175 N. MARGARET ST.

REQUIRED ATTACHMENTS

- ▶ ALL APPLICATIONS: Attach a complete legal description of the real estate
- ▶ ZONING CHANGE: Attach a site map or sketch which includes area proposed to be rezoned, lot dimensions, location, existing use and existing zoning of all properties within 200 feet of area proposed to be rezoned. This does not need to be a certified survey map. Attach any other information that may be useful in reviewing the request.
- ▶ CONDITIONAL USE: Attach a site map of the parcel of real estate and all abutting properties, including but not limited to size of lots, location of existing buildings, location of proposed buildings, etc.
- ▶ ADDITIONAL INFO: Attach any additional information that may be required by the Plan Commission or City Council to assist in the recommendation/decision.

Provide the names and addresses of property owners abutting and within 200 feet of the property. Include a separate sheet if necessary. It is a legal requirement for the City to notify all property owners within 200 feet of a proposed change. Attach additional sheets if necessary. Contact the Green Lake County Treasurer's office (920-294-4018) for additional information on obtaining access to the appropriate public records to compile this list.

1. NORTH: CONDON OIL Co, P.O. Box 184, RIPON, WI 54971
2. WEST: HARRIET DEGENER, W2316 CTX. Rd. HO, MARKESAN, WI 53946
3. EAST: JGM PROPERTIES LLP, W6202 LAKEVIEW Rd, MARKESAN, WI 53946
4. SOUTH: DENNISTRIEMSTRA, 1171 N. MARGARET ST, MARKESAN, WI 53946
5. SOUTH WEST: AVALON PRECISION, 11583 BROOKPARK RD, BROOKPARK, OH 44142
6. SOUTH EAST: DANIEL + LISA KENNEDY, 1170 N. MARGARET ST, MARKESAN, WI 53946
7. Brent Burdick
8. C/O Kissinger also

EXISTING USE: Describe the existing use of the real estate involved. 1175 N. Margaret St building
is a 2,240 sq. ft. medical clinic, with exam rooms, a procedure
room, X-ray room and office rooms. It is exclusively built
for health care services and as Markeson has 2 other health
care clinics, no other health care providers are
interested in this location. See EXHIBIT A attached.

PROPOSED USE: Describe the proposed use of the real estate involved. All plumbing and heating
systems will be removed & capped. The interior will be
razed & re-built into 24 storage units with wood studs and
dry wall walls and each unit having a standard interior
door. 3 egress doors will remain; the front door will be
wheelchair accessible. See EXHIBIT B attached.

EMPLOYEES: If the existing or proposed use is industrial or commercial, list the number of present and anticipated employees. Present 0 Anticipated 0

HARDSHIP: State the hardship or loss, if any, the applicant may suffer if this petition is denied. Loss of revenues and deterioration of this
building from remaining vacant.

CERTIFICATE: I/We hereby certify that all of the above statements and all attachments submitted are true and correct to the best of my/our knowledge and belief.

Barbara J. Kussinger
Signature of applicant/owner

Signature of applicant/owner

FOR CITY USE ONLY

DATE FILED 9/23/19 CLASS 1 NOTICE PUBLISHED (CUP)
\$250 FEE PAID CK# 2953 Rep# 22898 CLASS 2 NOTICE PUBLISHED (REZ) 10/3 and 10/10/2019
HEARING DATE - PLAN COMM 10/17/19 INDIVIDUAL NOTICES MAILED 9/30/19
BOARD AGENDA ITEM 11/12/19 (cc)
DISPOSITION _____

CITY OF MARKESAN
CLERK-TREASURER
PO BOX 352
MARKESAN, WI 53946

**GREEN LAKE COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2018
REAL ESTATE**

RONBARB RENTALS LLC



Parcel Number: 251008000000
Bill Number: 20871

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

20871/251008000000
RONBARB RENTALS LLC
N3136 LAKE SHORE DR
MARKESAN WI 53946

Location of Property/Legal Description
1173 N MARGARET ST
Sec. 31, T15N, R13E
LOT 3 CERTIFIED SURVEY MAP 661 V3 SEC 31
1.245 ACRES

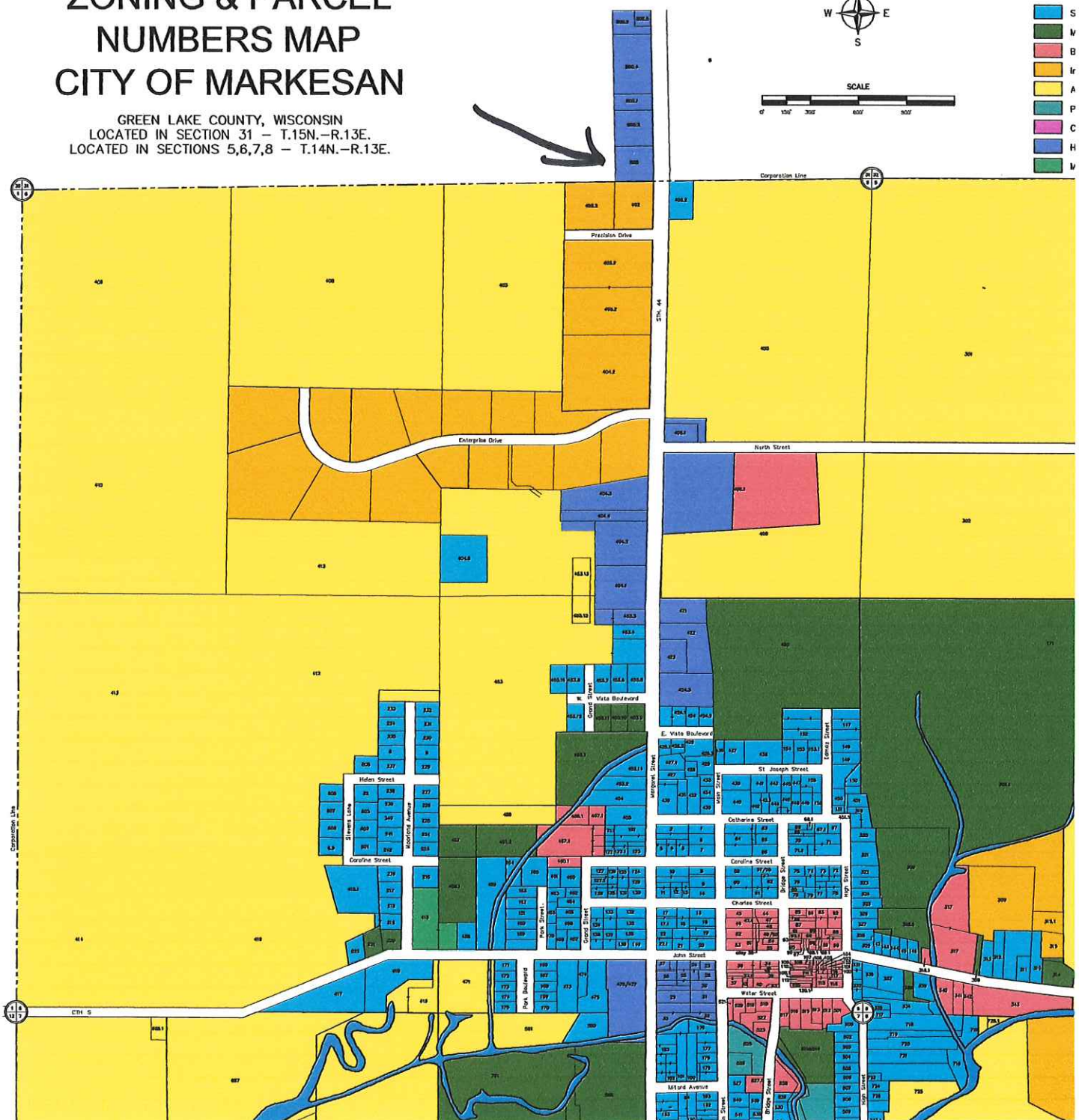
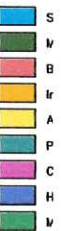
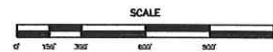
Please inform treasurer of address changes.

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASSESSMENT RATIO	NET ASSESSED VALUE RATE	NET PROPERTY TAX
26,600	253,500	280,100	0.989504514	0.02488217 (Does NOT reflect credits)	6902.31
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 549.87	
26,900	256,200	283,100			
TAXING JURISDICTION	2017 EST. STATE AIDS ALLOCATED TAX DIST.	2018 EST. STATE AIDS ALLOCATED TAX DIST.	2017 NET TAX	2018 NET TAX	% TAX CHANGE
STATE OF WISCONSIN	0	0	0.00	0.00	
GREEN LAKE COUNTY	27,993	27,464	1,778.75	1,772.79	-0.3%
CITY OF MARKESAN	483,469	492,644	2,689.13	2,850.11	6.0%
SCHL-MARKESAN	378,352	383,800	2,315.27	2,166.64	-6.4%
MORAIN PARK	68,916	65,117	181.84	179.95	-1.0%
TOTAL	958,730	969,025	6,964.99	6,969.49	0.1%
FIRST DOLLAR CREDIT			-69.81	-67.18	-3.8%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			6,895.18	6,902.31	0.1%

TOTAL DUE: \$6,902.31
FOR FULL PAYMENT, PAY TO LOCAL
TREASURER BY:
JANUARY 31, 2019
Warning: If not paid by due dates,
installment option is lost and total tax is
delinquent subject to interest and, if
applicable, penalty.
Failure to pay on time. See reverse.

ZONING & PARCEL NUMBERS MAP CITY OF MARKESAN

GREEN LAKE COUNTY, WISCONSIN
LOCATED IN SECTION 31 - T.15N.-R.13E.
LOCATED IN SECTIONS 5,6,7,8 - T.14N.-R.13E.



NORTH LOT LINE



1 inch = 26 feet



Geographic Information System (GIS)
<https://gis.co.green-lake.wi.us/>

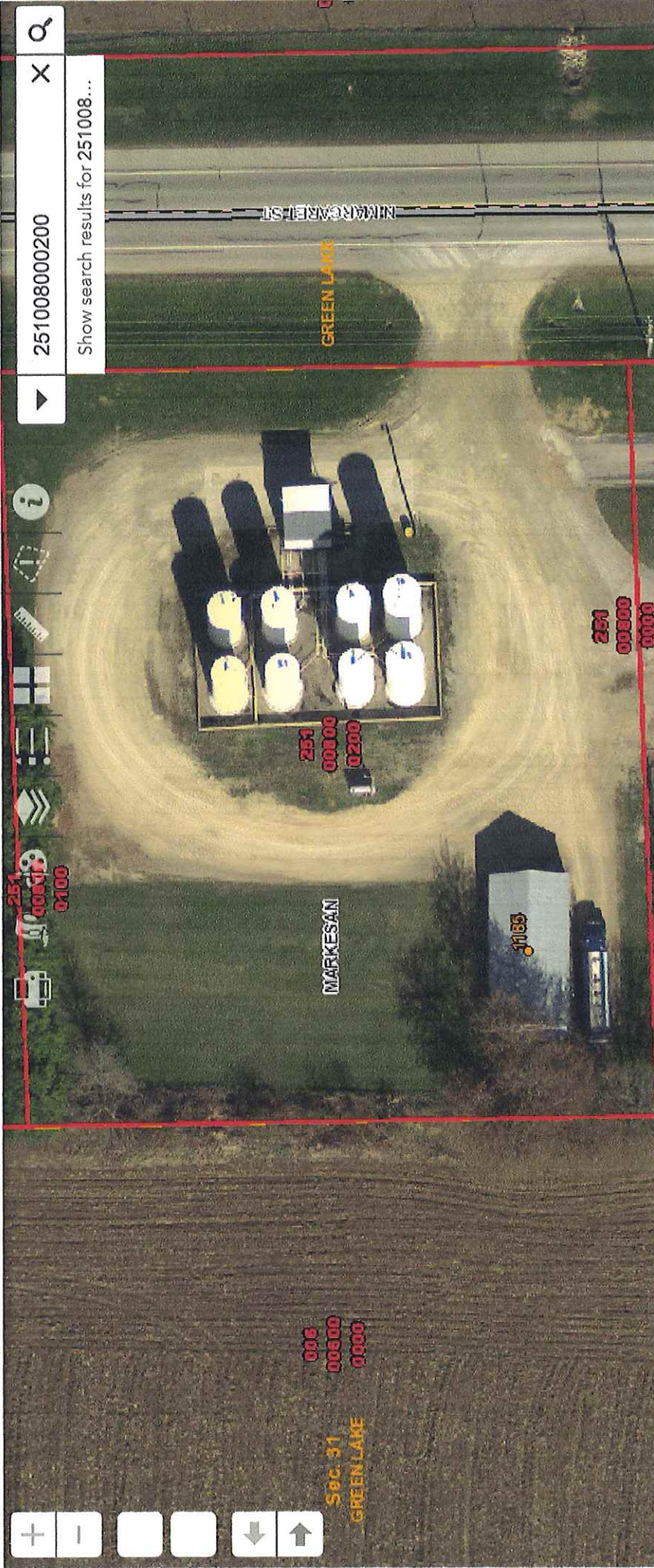
GIS Viewer Map
Green Lake County, WI

Time: 1:08:51 PM
Date: 9/17/2019

Note:

LOT SIZE 226.10' X 245'





HARRIET DEGENER
W 2316 CTY. RD. HO
MARKESAN, WI 53946

CONDON OIL Co. / 1185 N. MARGARET ST.
P.O. BOX 184
RIPON, WI 54971

JGM PROPERTIES LLP
W6202 LAKEVIEW DR
MARKESAN WI 53946

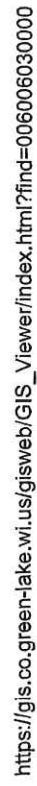
PARCEL South Lot LINE



AVALON PRECISION CASTING
11583 BROOKPARK RD
BROOKPARK, OH 44142

DENNIS TRIEMSTRA
1171 N. MARGARET ST.
MARKESAN, WI 53946

DANIEL & LISA KENNEDY
1170 N. MARGARET ST
MARKESAN, WI 53946



BUILDING SKETCH
EXHIBIT A

Fond du Lac Regional Clinic
175 N. Margaret Street, Markesan

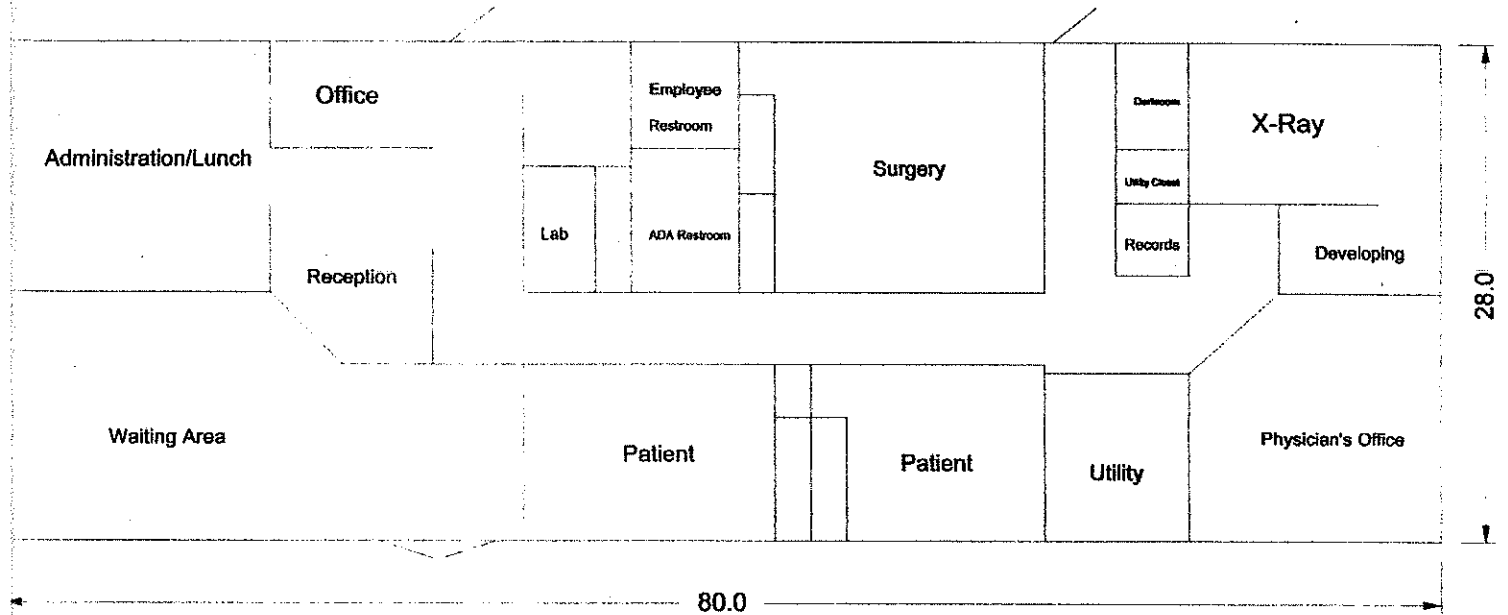
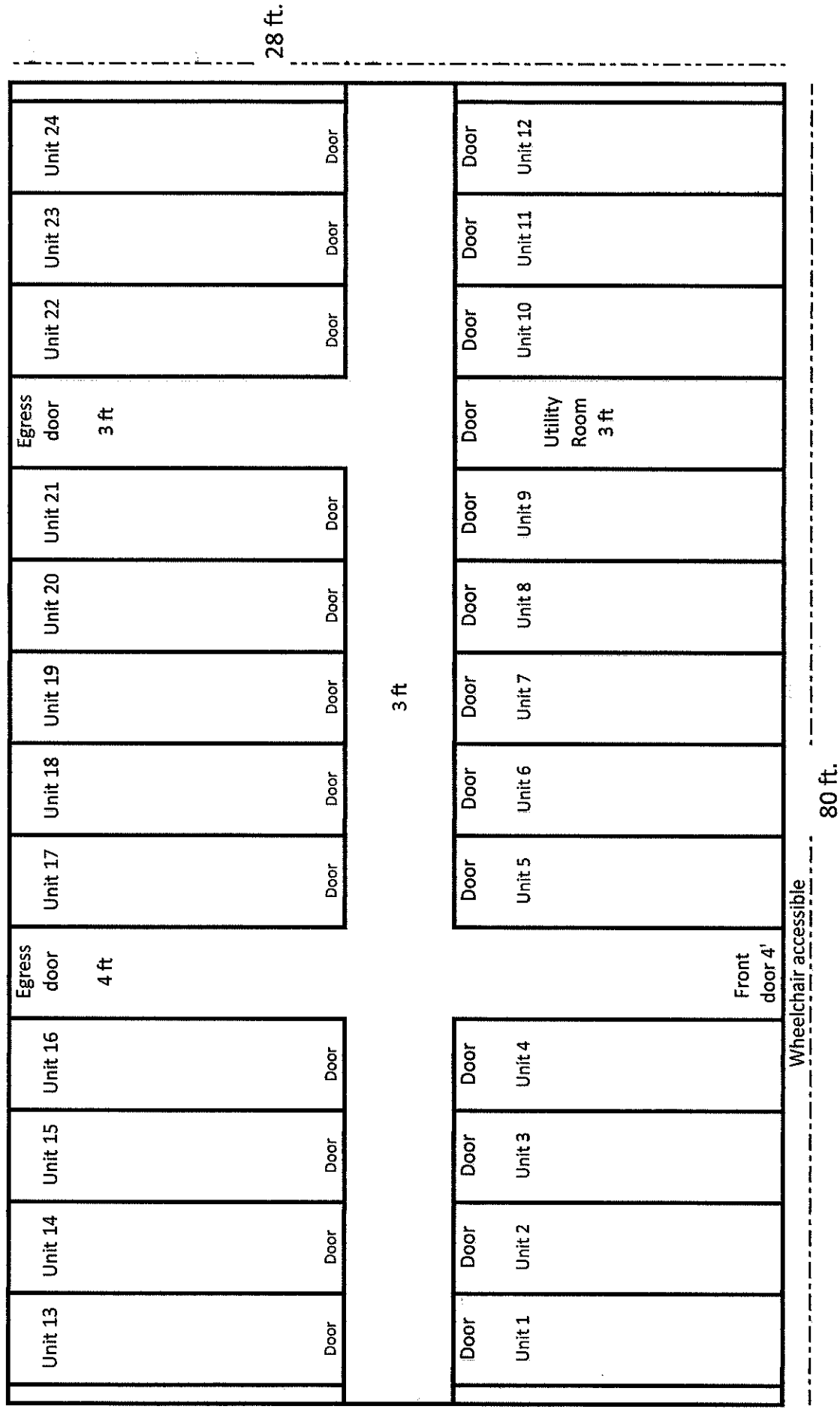


EXHIBIT B



Unit size: Approx. 11.5' x 5.5'

1175 N. MARGARET ST

CALCULATIONS OF CUBIC FEET FOR CLINIC BUILDING, 1175 N. MARGARET ST

Calculation of SOUTH ATTIC area: (inside measurements)

27 ft. L X 27 ft. W X 5.5 ft. H = 4,010 divided by 2 = 2,005 28 ft. L X 6.25 ft. W X 2.5 ft. H = 438 divided by 2 = 219

Calculation of EAVE OVERHANG area: (OUTSIDE measurements)

28 ft. L X 6.25 ft. W X 2.5 ft. H = 438 divided by 2 = 219

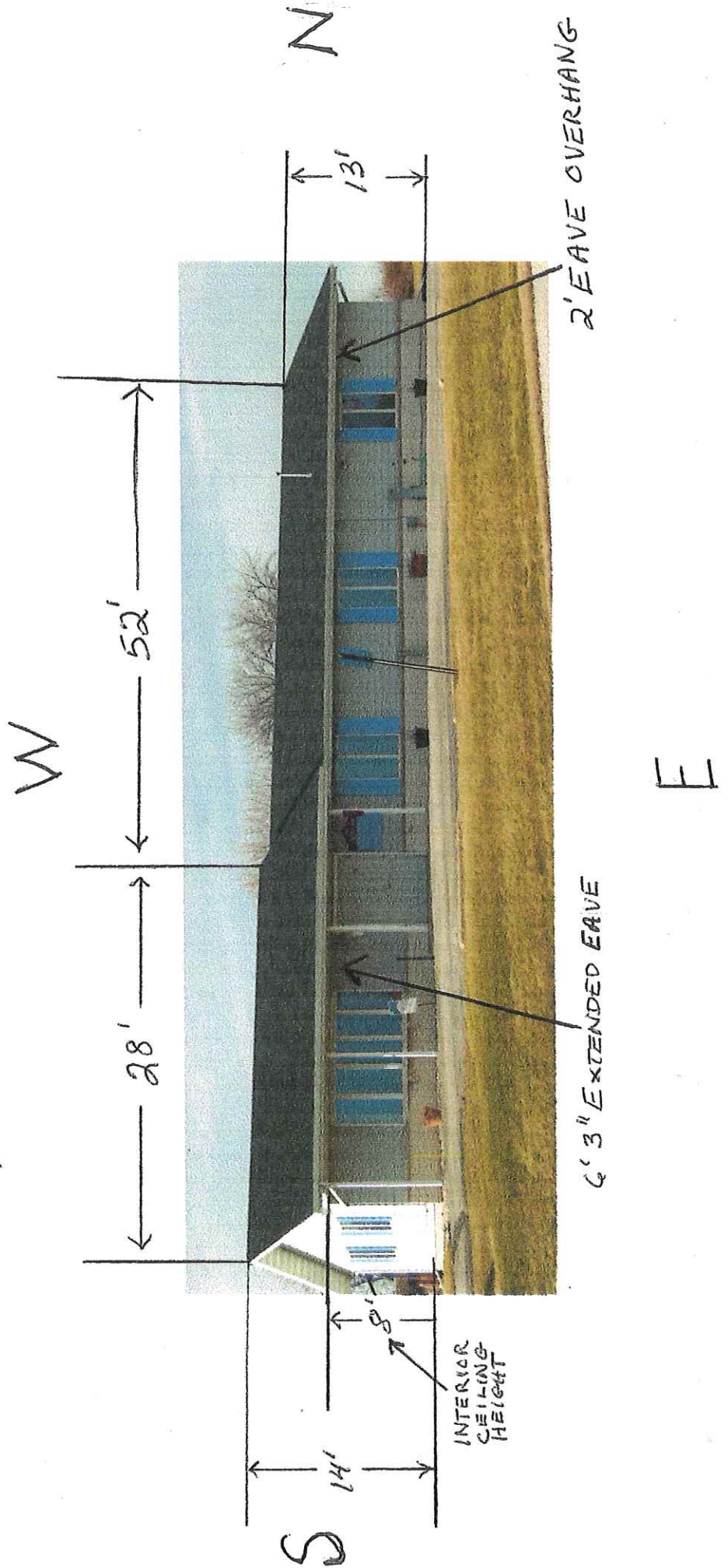
Calculation of NORTH ATTIC area: (inside measurements)

52 ft. L X 27 ft. W X 4.5 ft. H = 6,318 divided by 2 = 3,159 79 ft. L X 27.00 ft. W X 8 ft. H = 17,064

Calculation of MAIN FLOOR FOOTPRINT area: (inside measurements)

79 ft. L X 27.00 ft. W X 8 ft. H = 17,064

TOTAL: 22,447 Cubic Feet





Betsy Amend <bamend@markesanwi.gov>

1175 N Margaret St

1 message

Tim Tripp <ttripp@generalengineering.net>
To: Betsy Amend <bamend@markesanwi.gov>

Tue, Sep 24, 2019 at 11:29 AM

Betsy

For the conditional use application for the above address, the project seems reasonable. The building has sat empty for some time. This will put it to use. I will leave it you, the board, to decide whether it's location suits the greater plan for that area.

Timothy Tripp
General Engineering Company
Municipal Building Inspector
Office 608.745.4070
Cell 608.617.6873

GENERAL ENGINEERING COMPANY ELECTRONIC FILE NOTICE AND DISCLAIMER

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P.O. Box 352 • 150 S. Bridge St. • Markesan, WI 53946 • P: (920) 398-3031 • F: (920) 398-3991

September 30, 2019

Dear Property Owner:

Re: Notice of Planning Commission Public Hearing to Consider Granting a Conditional Use Permit for Barbara Kissinger at 1175 N. Margaret Street in Markesan

There is a Public Hearing scheduled before the City of Markesan Planning Commission to consider the granting of a conditional use permit for the property referenced above.

The date of the hearing is Thursday, October 17, 2019 at 5:30 p.m.

The location of the public hearing will be the City of Markesan City Hall located at 150 S. Bridge Street, Markesan, WI.

The action of the commission will affect properties located next to or near property owned by you. You may attend in person or in writing. If in writing, please address your concerns to the City of Markesan at the above address. Your attendance is not required unless you have some concerns or want additional information.

The requested conditional use permit by Barbara Kissinger is to convert the old medical clinic at 1175 N. Margaret Street in Markesan to 24 interior storage units.

If you have any further questions, please call me at (920) 398-3031.

Sincerely,

Elizabeth A Amend
City Clerk-Treasurer

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RIPON WI 54971

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